



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: March 28, 2006

Department: Zoning, Building and Planning **Staff Contact:** Catherine VerEecke, Program Planner

TITLE: PUBLIC HEARING: Preliminary Plat, Cielito Lindo Subdivision (SC-50005)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the February 1, 2006 public hearing, the County Planning Commission voted (4-0; Becerra, Montano, Facio excused) to recommend preliminary plat approval for a sixteen (16) lot subdivision to be called Cielito Lindo Subdivision, on Tracts A & B, Lands of Essie M. Paddock, located on the southwest corner of 2nd Street and Garcia Road, zoned A-1, R-1 & C-1 with a Special Use Permit for a Planned Development Area, containing approximately 7.76 acres. The decision was based on seven (7) Findings and subject to six (6) Conditions (Attachment 1).

At the December 14, 2004 hearing, the Board of County Commissioners approved the Special Use Permit for a Planned Development Area for 16 single family lots on the subject property, subject to 17 conditions which must be met prior to development (See Attachment 2). The principal finding was that the development complies with Cluster Housing Principles and Guidelines as set forth in the North Valley Area Plan. Lot sizes in the subdivision will range from .16 acres to .25 acres, and more than three acres of common open space will be provided.

The request for Sketch Plat was submitted to the County Development Review Authority (CDRA) in March 2005 and approved in April 2005. The request for Preliminary Plat was reviewed by the CDRA and deemed complete on July 28, 2005. Under the approved plat, access is across the Alameda Drain with a 40 foot wide right-of-way, as approved by County Public Works, New Mexico Department of Transportation and the Middle Rio Grande Conservancy District. The Office of the State Engineer provided a favorable opinion regarding the availability of water for the site from the Albuquerque/Bernalillo County Water Utility Authority.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (February 3, 2006)
2. County Planning Commission Information Packet
3. Subdivision Plat and Disclosure Statement (Commissioners Only).

STAFF ANALYSIS SUMMARY**ZONING, BUILDING & PLANNING DEPARTMENT:**

Staff Recommends Approval